

1 BILL NO. R-86-09-14

2 DECLARATORY RESOLUTION NO. R-67-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 1311 E. Wallace,
7 Fort Wayne, Indiana 46803. (Miller
8 Stamping & Tool, Inc., Petitioner).

9
10 WHEREAS, Petitioner has duly filed its petition dated
11 September 3, 1986, to have the following described property
12 designated and declared an "Economic Revitalization Area" under
13 Division 6, Article II, Chapter 2 of the Municipal Code of the
14 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
15 12.1, to-wit:

16 The Southerly 60.0 feet of the
17 Easterly 10.0 feet of the Northerly
18 77.65 feet of the Westerly half
of Lot #13; and also The Easterly
Half of Lot Numbered Thirteen
(13) in Hanna Creighton Subdivision
in the City of Fort Wayne, Indiana,
Section Two, according to the
plat thereof recorded in the
Office of the Recorder of Allen
County, Indiana;

19 said property more commonly known as 1311 E. Wallace, Fort Wayne,
20 Indiana 46803;

21 WHEREAS, it appears that said petition should be pro-
22 cessed to final determination in accordance with the provisions
23 of said Division 6.

24 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
25 OF THE CITY OF FORT WAYNE, INDIANA:

26 SECTION 1. That, subject to the requirements of Section
27 4, below, the property hereinabove described is hereby designated
28 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
29 12.1. Said designation shall begin upon the effective date of
30 the Confirming Resolution referred to in Section 3 of this Resolu-
31 tion and shall continue for one (1) year thereafter. Said desig-
32 nation shall terminate at the end of that one-year period.

1 SECTION 2. That upon adoption of this Resolution:

2 (a) Said Resolution shall be filed with the Allen
3 County Assessor;

4 (b) Said Resolution shall be referred to the Committee
5 on Finance and shall also be referred to the De-
6 partment of Economic Development requesting a re-
7 commendation from said department concerning the
8 advisability of designating the above designated
9 area an "Economic Revitalization Area";

10 (c) Common Council shall publish notice in accordance
11 with I.C. 5-3-1 of the adoption and substance of
12 this Resolution and setting this designation as an
13 "Economic Revitalization Area" for public hearing;

14 (d) If this Resolution involves an area that has al-
15 ready been designated an allocation area under
16 I.C. 36-7-14-39, then the Resolution shall be re-
17 ferred to the Fort Wayne Redevelopment Commission
18 and said designation as an "Economic Revitalization
19 Area" shall not be finally approved unless said
20 Commission adopts a resolution approving the peti-
21 tion.

22 SECTION 3. That, said designation of the hereinabove
23 described property as an "Economic Revitalization Area" shall
24 only apply to a deduction of the assessed value of real estate.

25 SECTION 4. That this Resolution shall be subject to
26 being confirmed, modified and confirmed or rescinded after public
27 hearing and receipt by Common Council of the above described re-
28 commendations and resolution, if applicable.

29 SECTION 5. That it is the preliminary intent of Common
30 Council to recommend a ten (10) year deduction from the assessed
31 value of the real property. The length of the deduction will be
32 finally determined by Common Council, pursuant to I.C. 6-1.1-

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Page Three

12.1-3(b), after receipt of the owner's application from the
County Auditor.

SECTION 6. That this Resolution shall be in full force
and effect from and after its passage and any and all necessary
approval by the Mayor.

Mark E. J. Quinta

Councilmember

APPROVED AS TO FORM
AND LEGALITY

Bruce O. Boxberger

Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Mr. Justice,
seconded by Erskine, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	—	—	—	—
<u>BRADBURY</u>	—	—	—	—	—
<u>BURNS</u>	—	—	—	—	—
<u>EISBART</u>	—	—	—	—	—
<u>GiaQUINTA</u>	—	—	—	—	—
<u>HENRY</u>	—	—	—	—	—
<u>REDD</u>	—	—	—	—	—
<u>SCHMIDT</u>	—	—	—	—	—
<u>STIER</u>	—	—	—	—	—
<u>TALARICO</u>	—	—	—	—	—

DATE: 9-23-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. R-67-86
on the 23rd day of September, 1986

ATTEST:

(SEAL.)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Samuel J.

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 24th day of September, 1986
at the hour of 11:00 o'clock A. M. E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24 day of September,
1986, at the hour of 3⁰⁰ o'clock P.M.E.S.T.

Mark
WIN MOSES, JR., MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Michael L & Carol S Miller

Site Location: 1311 E Wallace
Fort Wayne, In 46803

Councilmanic District: 1st Existing Zoning: M-1

Nature of Business: Building Metal stamping dies, special machining, stamping electrical
Project is located in the following: terminals

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>X</u>	<u>X</u>
Urban Enterprise Zone	<u>X</u>	<u></u>
Redevelopment Area	<u>X</u>	<u></u>
Platted Industrial Park	<u></u>	<u>X</u>
Flood Plain	<u></u>	<u>X</u>

Description of Project:

5000 sq. ft. addition to building of like structure and raising the roof and
ceiling of mezzanine office area

Type of Tax Abatement: Real Property X Manufacturing Equipment

Estimated Project Cost: \$ 150,000.00 Permanent Jobs Created: 8

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Since this project is located in both a Redevelopment area and the Enterprise Zone we feel this is the type of company that deserves any type of assistance that the city can offer

Staff James R. them.
Date 9-10-86

Director T. L. W. Jr.
Date 9/11/86

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

RECEIVED

SEP 3 1986

ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

.....

A. GENERAL INFORMATION

Applicant's Name: Michael L & Carol S Miller

Address of Applicant's Principle Place of Business:

Miller Stamping & Tool, Inc

1311 E Wallace

Fort Wayne, In 46803

Phone Number of Applicant: (219) 456-3120

Street Address of Property Seeking Designation:

1311 E Wallace

Fort Wayne, In 46803

S.I.C. Code of Substantial User of Property: 3544

B. PROJECT SUMMARY INFORMATION:

	YES	NO
Is the project site solely within the city limits of the City of Fort Wayne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within the flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the rivergreenway area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a Redevelopment Area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within a platted industrial park?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the designated downtown area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the Urban Enterprise Zone?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the project have ready access to City Water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Will the project have ready access to City Sewer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M1

What zoning classification does the project require? M1

What is the nature of the business to be conducted at the project site?

Build metal stamping dies, special machining, and stamping electrical terminals

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

one-story steel frame, metal-clad building of 11,000 square feet

(1,000 square feet consists of mezzanine office area)

What is the condition of structure(s) listed above? very good

Current assessed value of Real Estate:

Land \$ 4,200

Improvements 26,900

Total \$31,100

What was amount of Total Property Taxes owed during the immediate past year? \$2,486 for year 1985.

Give a brief description of the proposed improvements to be made to the real estate.

5,000 square foot addition to building of like structure and raising the roof and ceiling of mezzanine office area

Cost of Improvements: \$ 150,000

Development Time Frame:

When will physical aspects of improvements begin? ASAP

When is completion expected? 6 months

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19 _____.
Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 21 _____

How many permanent jobs will be created as a result of this project?
8 _____

Anticipated time frame for reaching employment level stated above?
1 year _____

What is the nature of those jobs?

skilled & unskilled

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

property is located in the Hanna-Creighton redevelopment area and is limited to certain uses due to similar type business development in the area

In what Township is project site located? Wayne

In what Taxing District is project site located?

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Michael L Miller 16203 St. Rd. #1 Spencerville, In 46788 (home)

Carol S Miller " " "

Business Address - 1311 E Wallace Ft. Wayne, In 46803

Phone Number of Contact Person (219) 456-3120(Business) (219)627-3197(home)

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Michael L Miller
Signature of Applicant

Sept. 2, 1986
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

86-020199

Tax Key No.: _____

Mail tax bills to:

WARRANTY DEED

This indenture witnesseth that TIM MARTIN and DEBORAH MARTIN, husband and wife, and KENT WIIST and LINDA WIIST, husband and wife, Partners d/b/a T & K BUILDERS,

of Allen County in the State of Indiana

Convey and warrant to MICHAEL L. MILLER & CAROL S. MILLER, Husband & Wife as joint tenants with right of survivorship.

of Allen County in the State of Indiana
for and in consideration of One Dollar (\$1.00) and other good and valuable consideration
the receipt whereof is hereby acknowledged, the following Real Estate in Allen County
in the State of Indiana, to wit:

The Southerly 60.0 feet of
the Easterly 10.0 feet of the Northerly 77.65 feet of
the Westerly half of Lot #13; and also
The Easterly Half of Lot Numbered Thirteen (13) in
Hanna Creighton Subdivision in the City of Fort Wayne,
Indiana, Section Two, according to the plat thereof
recorded in the office of the Recorder of Allen County,
Indiana.

Subject to the real estate taxes due and payable in
May 1986, and to all subsequent taxes, easements,
assessments, restrictions, and limitations of record.

1986 JUN 16 PM 2:06

ALLEN COUNTY RECORDER

Virginia A. Young

DULY ENTERED FOR TAXATION

JUN 16 1986

Gloria J. Gloglein
AUDITOR OF ALLEN COUNTY

State of Indiana, Allen County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 9th day of June 1986 personally appeared: TIM MARTIN and DEBORAH MARTIN, husband and wife, and KENT WIIST and LINDA WIIST, husband and wife, Partners d/b/a T & K BUILDERS.

Dated this 9th Day of June 1986

T & K BUILDERS

Tim Martin Seal
(Tim Martin) Partner

Deborah Martin Seal

RECEIPT

No 201

FUND—ECONOMIC DEVELOPMENT

FORT WAYNE, IND. September 3 1986
RECEIVED FROM Miller Stamping & Tool, Inc. \$ 50.00
THE SUM OF Eighty and 00/100 100 DOLLARS
ON ACCOUNT OF Tax Abatement Application 50

A. C. Fidger
AUTHORIZED SIGNATURE

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Staff John R. them. R.
Date 9-10-86

Director T. L. W.
Date 9/11/86

BILL NO. R-86-09-14

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE

REFERRED AN (ORDINANCE) (RESOLUTION) designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 1311 E. Wallace, Fort Wayne, Indiana 46803 (Miller Stamping & Tool, Inc., Petitioner)

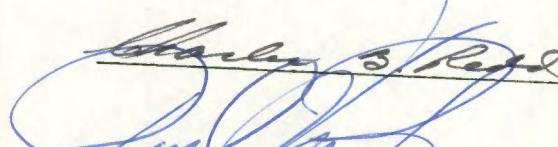
TO WHOM WAS

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE) (RESOLUTION)

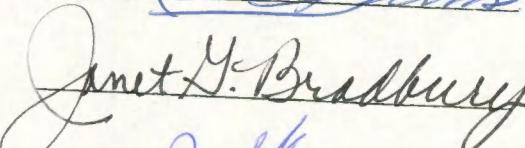
YES

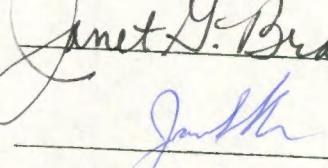
NO


MARK E. GIAQUINTA
CHAIRMAN


CHARLES B. REDD
VICE CHAIRMAN


PAUL M. BURNS


JANET G. BRADBURY


JAMES S. STIER

CONCURRED IN 8-23-86

SANDRA E. KENNEDY
CITY CLERK

7377

Admn. Appr. _____.

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution 9-16-89-14

03-06-09-14

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic

Revitalization Area" under I.C. 6-1.1-12.1 for property commonly

known as 1311 E. Wallace, Fort Wayne, Indiana 46803. (Miller

Stamping & Tool, Inc., Petitioner).

EFFECT OF PASSAGE A 5,000 square foot addition will be added to a building of like structure and the roof and ceiling of the mezzanine office area will be raised.

EFFECT OF NON-PASSAGE Company will be limited in space.

MONEY INVOLVED (DIRECT COSTS EXPENDITURES SAVINGS) \$150,000.00

ASSIGNED TO COMMITTEE (PRESIDENT)